



"When people drive through my neighborhood I would like for them to say that it is a safe, clean neighborhood with quality, well maintained homes and lots of greenspace....that it's a pleasant place to live."

Charlotte Kish, Cluster resident and stakeholder

Cluster 1's Vision For Housing Is...

Throughout Cluster 1 residents enjoy attractive, quality housing that accommodates a range of household incomes, particularly low-moderate and middle income households. Cluster 1 housing provides a strong, stable backbone and foundation for neighborhoods by offering a variety of amenities which meet the needs of and improve the quality of life for the individuals and families who reside there.

Housing Reinvestment Issues

Housing reinvestment in Cluster 1 should build upon the strengths of its stable residential neighborhoods while revitalizing and, in some instances, restructuring other neighborhoods based upon existing conditions and development opportunities. It is therefore recommended that many neighborhoods, particularly in the central portion of the Cluster, can and should be revitalized through a combination of rehabilitation of existing structures and development of compatible "infill" housing where scattered vacant residential lots exist.

In other areas, the large number of vacant parcels and more severe deterioration makes major large-scale, new construction housing developments a viable option. These developments should emphasize single family housing but also include some multi-family housing. Further, throughout the Cluster *all* neighborhoods should have a number of *basic* amenities which enhance the quality of life for residents. Finally, any housing reinvestment in the southeast portion of the Cluster should be made with an eye on proximity to special areas such as the City Airport and existing and proposed large-scale industrial uses .

Summary Of Prioritized Land Use & Policy Housing Reinvestment Recommendations

1. Rehabilitate and preserve existing housing and develop infill housing where feasible throughout the Cluster.
2. Enhance the City's capacity to enforce compliance with the existing housing code through increased City resources as well as citizen participation.
3. Expand housing financing options in Cluster 1 and throughout the city to provide increased opportunities for financing housing cooperatives.
4. Accelerate housing development in the Cluster through collaborative relationships with community-based housing development organizations and a more supportive property acquisition process at the City level.

5. Promote home ownership through affordable housing and home ownership programs including financial incentives and subsidies.
6. Develop two large-scale single family housing developments (new construction) in the Cluster.
7. Develop multi-family housing, including a “mixed use” development which incorporates both residential and neighborhood commercial uses.
8. Increase neighborhood and community amenities throughout the Cluster.

Detailed Description of Land Use/Physical Housing Development Priorities

1. **Rehabilitate and preserve existing housing and develop infill housing where feasible throughout the Cluster.**

Displacement of residents is a high priority and should be avoided to the greatest extent possible. The first priority is to develop infill housing and rehabilitation of existing housing throughout the central area of the Cluster, particularly between Six and Seven Mile Roads, and I-75 and Van Dyke. Also, if City Airport is *not* expanded, viable adjacent neighborhoods should be revitalized also through rehabilitation of existing housing as well as new infill housing. The availability of low-interest loans to maintain and repair existing housing should be increased as well.

2. **Enhance the City’s capacity to enforce compliance with the existing housing code through increased City resources as well as citizen participation.**

Encourage trained “deputized” residents to work with Building and Safety to report housing code violations and also to monitor code violators to ensure compliance.

3. **Expand housing financing options in Cluster 1 and throughout the city to provide increased opportunities for financing housing cooperatives.**

4. **Accelerate housing development in the Cluster through collaborative relationships with community-based housing development organizations and a more supportive property acquisition process at the City level.**

Develop a more cooperative relationship between the City and Cluster 1 community and housing development organizations. City government should initially focus on streamlining the property acquisition process and give qualified community and housing development organizations priority in purchasing property. Also, work with and assist community-based development organizations in building their capacity to implement housing development projects.

5. Promote home ownership through affordable housing and home ownership programs including financial incentives and subsidies.

Increase home ownership opportunities in the Cluster through home ownership programs offered through community-based organizations and financial institutions. Financial incentives and subsidies through Fannie Mae and other programs should be used to increase home ownership within low-moderate income populations.

6. Develop two large-scale single family housing developments (new construction) in the Cluster.

Develop a large-scale single family housing development (new construction) in the northwest area of Cluster 1 between John R and I-75, and Six Mile Road and Hilldale. A second location for a new large-scale single family housing development is in the area between Déquindre and Conant, and Davison and Six Mile Road.

New single family housing developments in Cluster 1 should be primarily two-story detached homes with porches and “open” backyards that create a shared, community-owned greenspace. A limited number of single family ranch houses with attached garages should also be included. Finally, while single family detached units are preferred, single family attached units (townhomes) should also be a part of the housing reinvestment picture and can be included in one of the large-scale single family developments.

7. Develop multi-family housing, including a multi-family housing that is part of a “mixed use” development containing both residential and neighborhood commercial uses.

Develop multi-family housing in the area between Seven Mile Road and State Fair, and Woodward and John R. A limited number of low (1-3 story) and mid-rise (4-7 story) units is the preferred multi-family housing preference.

Also, develop multi-family housing that is part of a mixed use development on John R between Seven Mile Road and Nevada. An attractive mixed use development that blends residential with commercial will provide additional multi-family housing in a way that enhances the overall community.

8. Increase neighborhood and community amenities throughout the Cluster.

It is recommended that the following short and long-term neighborhood/community amenities be included as part of the reinvestment process:

- ❖ New large-scale “regional” recreation center
- ❖ Improved/Enhanced smaller “neighborhood” recreation centers
- ❖ Bike trails/Greenways
- ❖ Well-maintained neighborhood parks/tot lots
- ❖ Community gardens and/or Farmer’s Market
- ❖ Neighborhood entertainment
- ❖ Underground utilities (long-term)

Detailed Description of Policy/Programmatic Housing Reinvestment Priorities

1. Code Enforcement

Enhance the City's capacity to enforce compliance with the existing housing code. Also, encourage citizen participation in reporting potential code violations through distribution of summarized housing code information to block clubs and other community based organizations. Encourage trained "deputized" residents to work with Building and Safety to report housing code violations.

2. City/CBO Collaboration

The City of Detroit and community-based housing development organizations should develop a mutually beneficial collaborative relationship to accelerate housing development in Cluster 1. The City should assist CBO's interested in developing housing by making land available and helping to remove barriers that may prevent or delay the development process.

3. Housing Financing Options

Housing financing options in Cluster 1 and throughout the city must be expanded to provide increased opportunities for financing cooperative housing. Presently, sources of financing for cooperative housing is limited and often considered a barrier to developing new housing coops.

- ❖ Ownership Preferences (Multi-Family): Cooperative housing is the preferred ownership style for multi family housing, followed by condominiums. New housing should focus on these types of ownership and not on rental property.